

**2015-2035 GENERAL PLAN ERRATA (JUNE 14, 2016)**Introduction

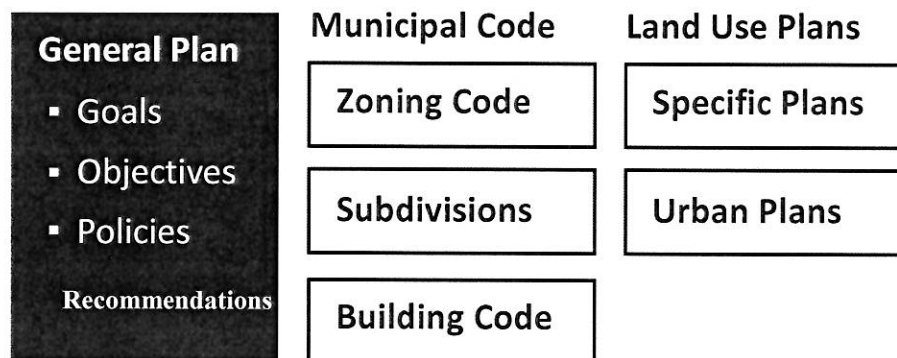
Page I-10

Located on the “coastal tableland” above Newport Bay, Costa Mesa was once grazing grounds for cattle belonging to the Mission San Juan Capistrano. At the beginning of the 19<sup>th</sup> century, missionaries built the adobe structures like the “Estancia” were built as waystations for the cattle drivers who tended the herds. This structure still stands and was restored and transformed by the City into a museum at 1900 Adams Avenue.

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Figure I-3: Regulating Use of Property, will be altered to include an additional bullet point under the General plan for “Recommendations”.

Figure I-3: Regulating Use of Property

Land Use Element

Page LU –9

Within Table LU-1: Public and Institutional Lands, the Costa Mesa Farm Soccer Complex shall be replaced with Jack R. Hammett Sports Complex.

Page LU-16

The FAA standard that is of the most concern in Costa Mesa is the horizontal surface for John Wayne Airport. This surface is 206 203.68 feet above the mean sea level and extends nearly two miles from the airport.

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The City will also ensure that development proposals including the construction or alteration of a structure more than 200 feet above ground level, reference North American Vertical Datum 1988 (NAV88), must fully comply with procedures provided by Federal and

State law, including with the referral requirements of the ALUC, and filing a Notice of Construction and Alteration (Form 7460-1). (~~Form 7480-1~~).

Page LU-42

Figure LU-6 required a modification to the Maximum Building Height for the site per the Airport Land Use Commission consistency determination on May 19<sup>th</sup>, 2016. Revised figure attached.

Page LU-58

Revised Figure LU-9: due to the cluster of parcels at the Mesa Verde and Adams Street Intersection being removed from the Residential Incentive Overlay per City Council direction on May 17<sup>th</sup>. Revised Figure attached.

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Revised Table LU-16: Residential Incentive Overlay.

**Table LU-15: Residential Incentive Overlay**

Categories		Baseline (2015)	Residential Incentive Overlay
Density (DU/AC)		N/A	40
Units	Harbor Boulevard	84	420 <del>1,063</del>
	Newport Boulevard	237	1,210
	<b>Total Units</b>	<b>321</b>	<b>1,630 <del>2,273</del></b>
Floor-Area Ratio (FAR)			
Building Square Feet	Harbor Boulevard	356,800	178,400
	Newport Boulevard	582,000	291,100
	<b>Total Building Square Feet</b>	<b>938,800</b>	<b>469,500</b>

Source: City of Costa Mesa, 2015.

Page LU-61

Revised Figure LU-10: Residential Incentive Overlay: Harbor Boulevard due to the cluster of parcels at the Mesa Verde and Adams Street Intersection being removed from the overlay per City Council direction on May 17<sup>th</sup>. Revised Figure attached.

Page LU-77

Additional policies per Airport Land Use Commission consistency finding with the Airport Environs Land Use Plan.

**Policy LU-3.14** Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level or are located within the FAR Part 77 notification area for J.W.A. may require

filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to Federal and State Law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/Federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.

**Policy LU-3.15** The City will ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements.

**Policy LU-3.16** The City shall refer certain projects to the Airport Land Use Commission for Orange County as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the AELUP for JWA.

**Policy LU-3.17** New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.

### Conservation Element

Page CON-5

Modifications to Figure OSR-2 to update legend information. Revised map attached.

### Safety Element

Page S-2

The City lies approximately five-one miles from the Pacific Ocean and thus is susceptible to flooding from tsunamis.

### Open Space and Recreation Element

Page OSR-5

In April 2013, the Costa Mesa City Council voted to reconvene the Fairview Park Citizens Advisory Committee (FPAC) to examine several issues regarding the park, and to evaluate the Fairview Park Master Plan relative to the City's needs. Based on those needs, the FPAC will recommend the addition, reduction, elimination, and modification of park uses and master-planned elements. ~~Key elements included providing various sports fields, and facilities, community gardens, trail exercise stations, a nature center, and a variety of improvements to the passive open space uses. Completion of the review is anticipated in 2016.~~ As part of the citywide Open Space Master Plan of Parks and Recreation initiated

in 2015, the community will be engaged in further discussion of improvement plans for Fairview Park.

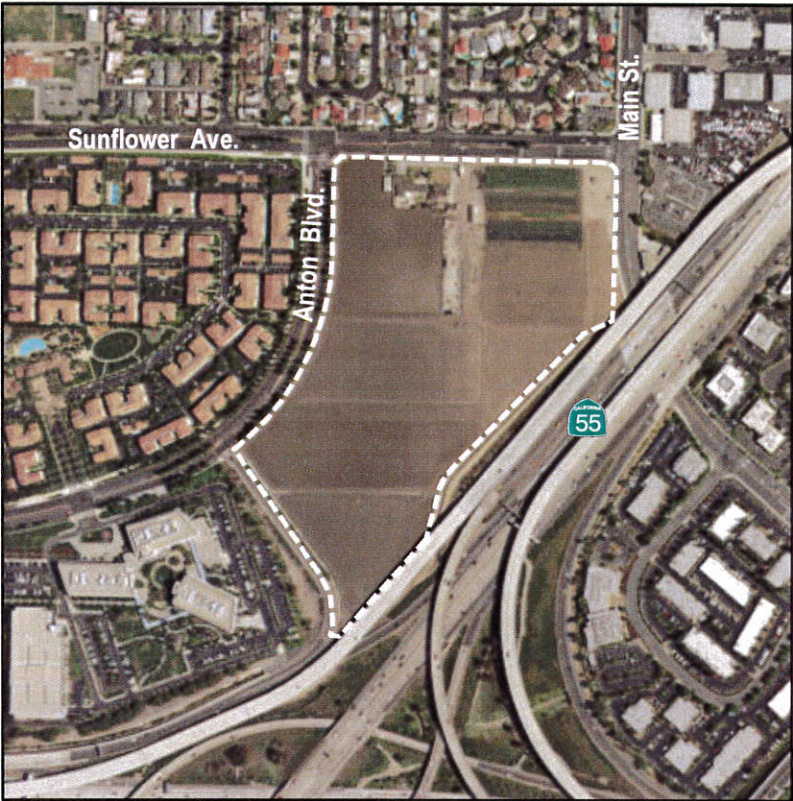
Page OSR-15

Modifications to Figure OSR-2 to update legend and source information. Revised map attached.

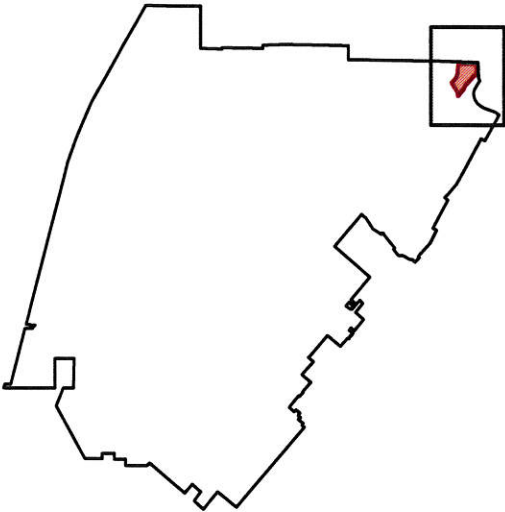
Page OSR-18

Modifications to Figure OSR-3 to update legend and source information. Revised map attached.

Aerial



Key Map



**General Plan Designations**

	High Density Residential (20 du/ac)
	Urban Center Commercial

General Plan



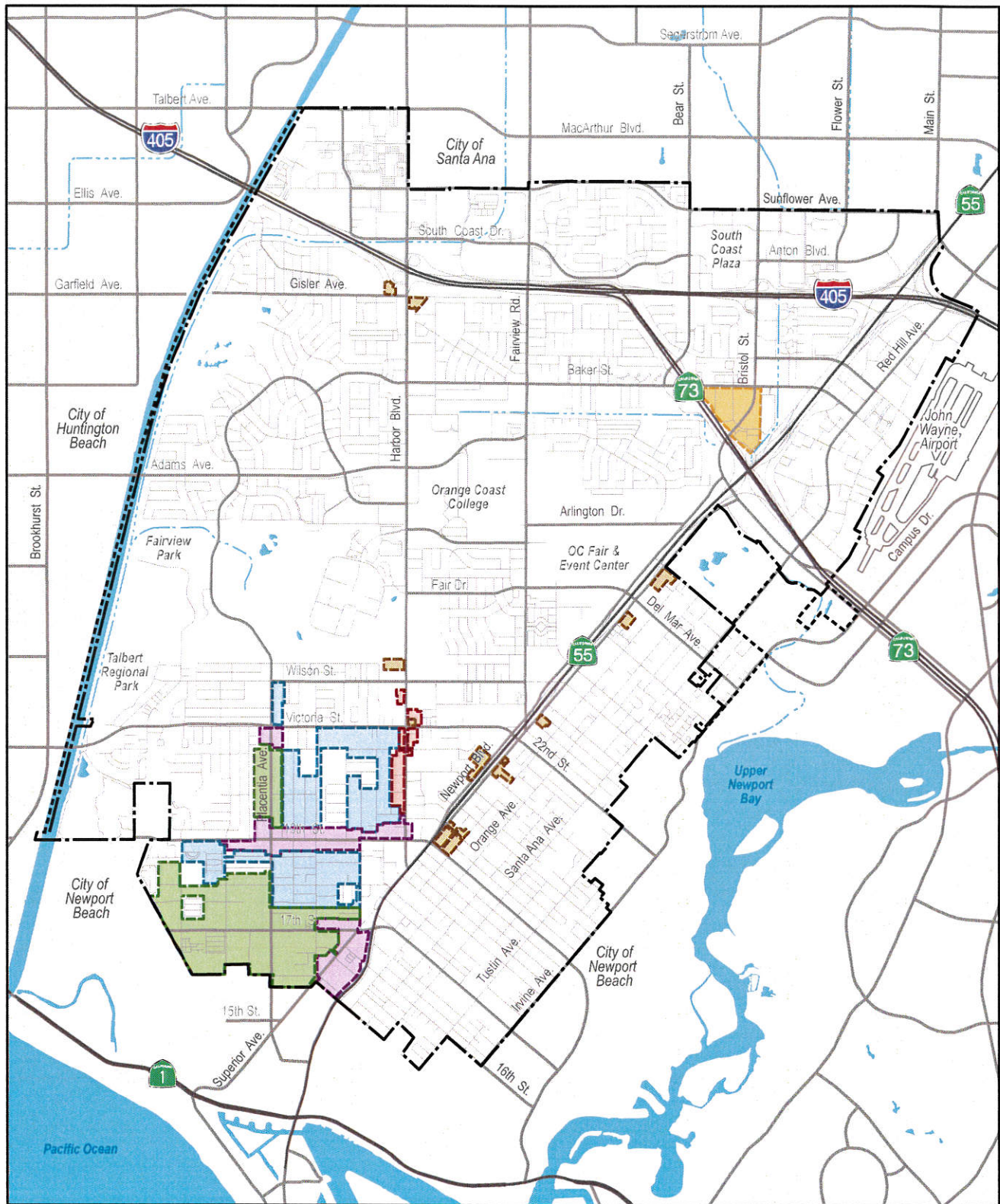
**Baseline (2015)**

Square Feet.....	0.0
Total Area.....	33 acres

**Land Use Plan**

Residential Units.....	660
Density.....	80 DU/AC
FAR.....	1.00 FAR*
Maximum Building Height.....	8 stories

\* Building intensity shall not exceed maximum allowable development set forth by the trip budget in the North Costa Mesa Specific Plan.



#### Overlays

- Residential Incentive Overlay
- SoBECA Mixed-Use Overlay
- Harbor Mixed-Use Overlay

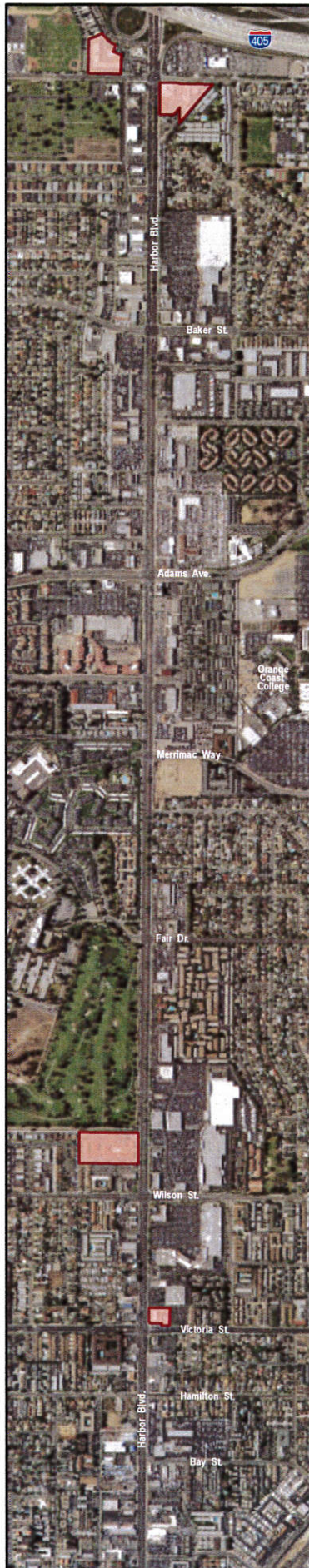
#### Westside Urban Plans

- 19 West Urban Plan
- Mesa West Bluffs Urban Plan
- Mesa West Residential

Source: City of Costa Mesa, 2015.



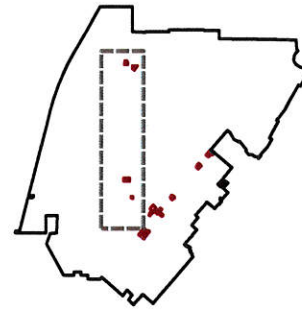
Aerial



General Plan: Overlay



Key Map



**General Plan Designations**

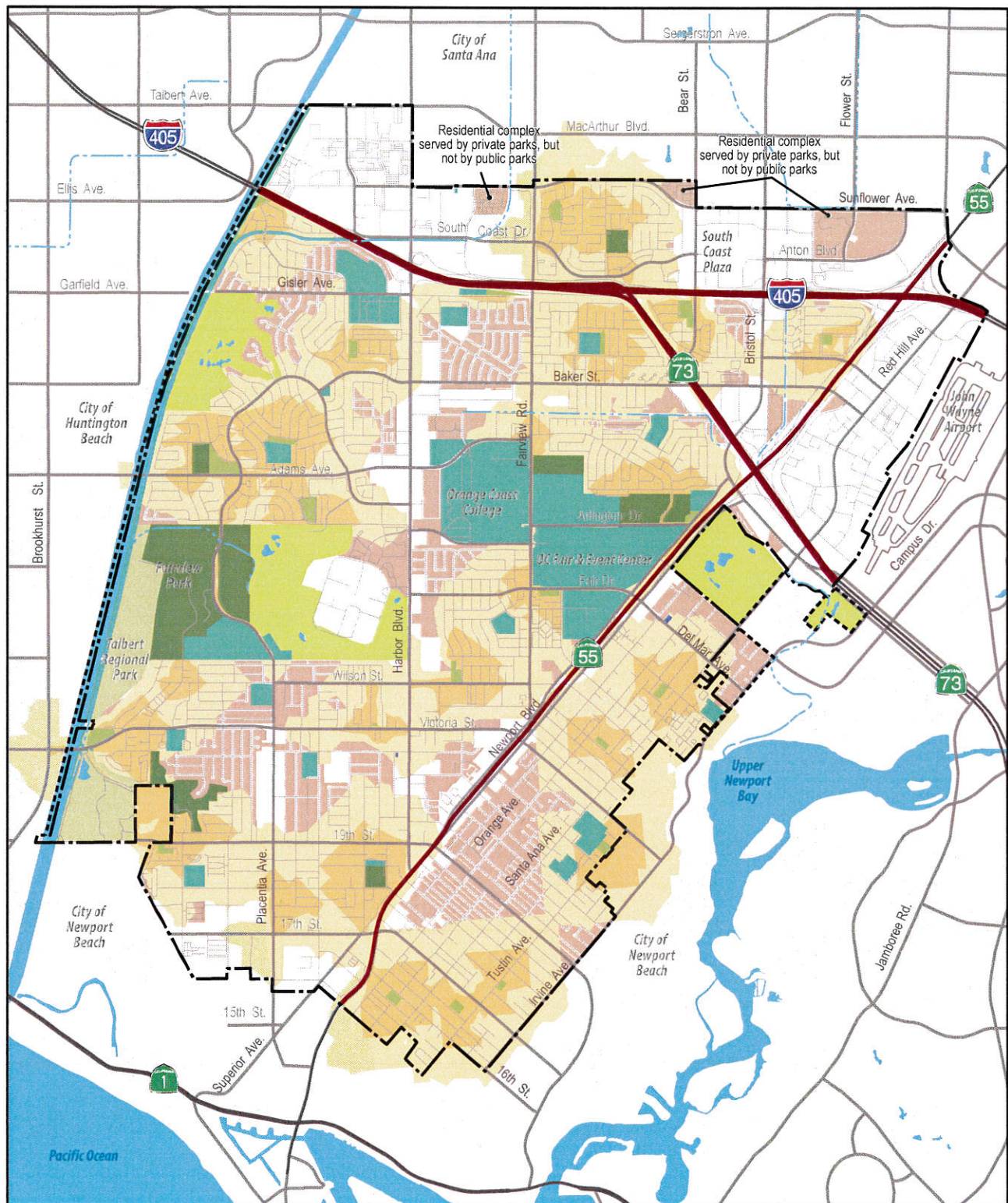
- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Light Industrial
- Public/Institutional
- Golf Course

**Baseline (2015)**

Harbor Total Area.....10.5 acres  
 Residential Units.....0  
 Commercial Square Feet.....162,500

**Land Use Plan**

Density.....40 DU/AC  
 Residential Units.....420  
 Commercial Square Feet.....81,250



#### Parks and Open Space Inventory

- Neighborhood Parks
- Community Parks
- Orange County Parks
- Golf Courses
- Community Gardens
- Public Facilities and Institutional Uses

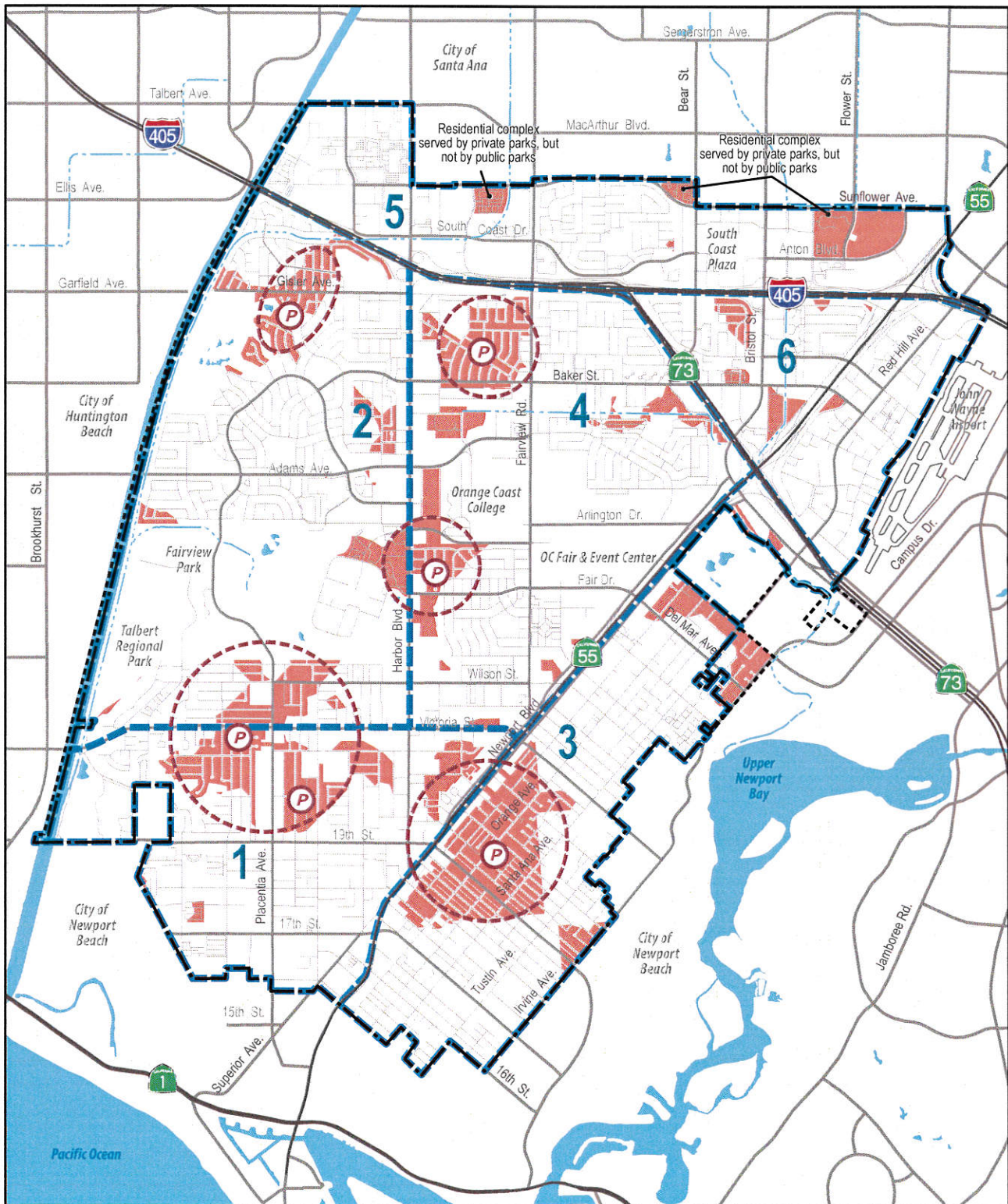
#### Walking Shed Analysis

- 1/4 Mile or Less Walking Distance to Park
- 1/2 Mile or Less Walking Distance to Park
- Residential Underserved Areas  
(Greater than 1/2 Mile Walking Distance)
- Pedestrian Barriers

Source: City of Costa Mesa, 2015; ArcGIS Network Analyst and Costa Mesa street center lines (polylines).



0 1,000 2,000 4,000 6,000 8,000 Feet



Underserved Park Areas

- Residential Underserved Areas  
(Greater than 1/2 Mile Walking Distance)

- Neighborhood Planning Areas



Park Priority Area

Source: City of Costa Mesa, 2015; ArcGIS Network Analyst and Costa Mesa street center lines (polylines).

